PT OF LOT 7
IN OR 25 PG 359
SUB OF SEC 30 PB 1/5

HOLMES FREDNA DORIS EST
766 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

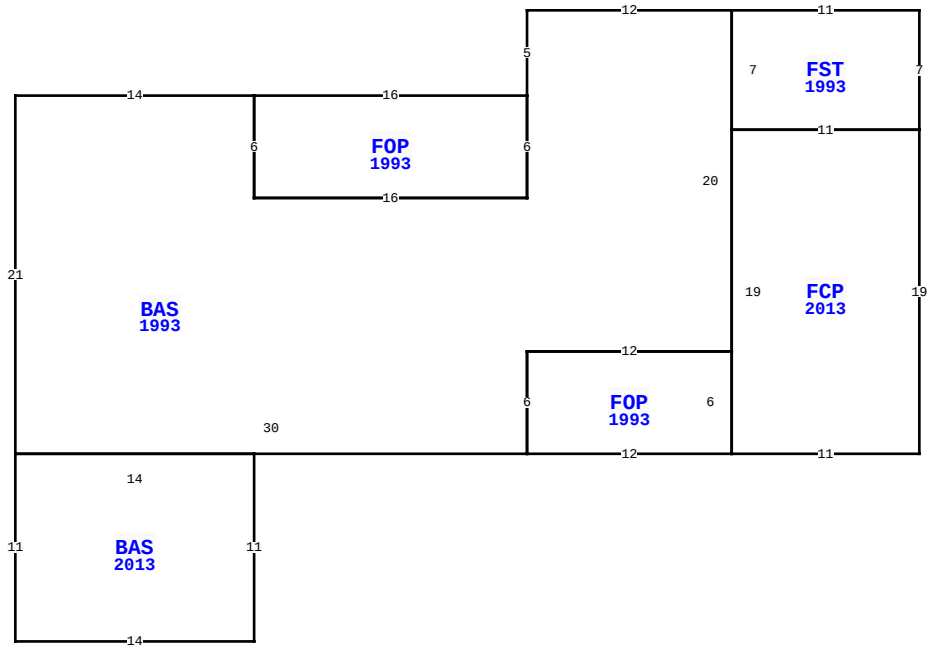
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	774	100	1993	774	71,524
BAS	154	100	2013	154	14,231
FCP	209	25	2013	52	4,805
FOP	72	30	1993	22	2,033
FOP	96	30	1993	29	2,680
FST	77	55	1993	42	3,881
TOTALS	1,382			1,073	99,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,073	130.3800	136.90	146,894	1963	1980	0	0	0	32.50	67.50

1 SINGLE FAM 0% - 0 Heated Area: 928 HX Base Yr



766 MCSWAIN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	99,153
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	179,153
SOH/AGL Deduction	31,026
ASSESSED VALUE	148,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,127
TOTAL JUST VALUE	179,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W12 S5 FOP=[YR=1993] W16 S6 E16 N6$ S6 W16 N6 W14 S21 BAS=[YR=2013] S11 E14 N11 W14$ E30 FOP=[YR=1993] E12 FCP=[YR=2013] E11 N19 W11 S19$ N6 W12 S6$ N6 E12 N20$ S7 E11 N7$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-2	80.00	121.00	80.00	FF		1.00	1.00	0.50	2,000.00	1,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS